

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**TUESDAY
MAY 12, 2015
8:00 A.M.**

PLANNING DEPARTMENT CONFERENCE ROOM

AGENDA

PRESENT:

___ TODD RULISON, CHAIRMAN
___ JOSEPH SEMIONE, VICE CHAIRMAN
___ WILLIAM SULLIVAN, TREASURER
___ JOE GILLIS, SECRETARY
___ DIANA PUTNAM, MEMBER
___ DAVE D'AMORE, MEMBER
___ JAMES MRAZ, IDA EXECUTIVE DIRECTOR
___ KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC
___ RON PETERS, PRESIDENT, FULTON COUNTY CRG
___ BILL WALDRON, LIAISON, ECONOMIC DEVELOPMENT COMMITTEE
___ JON STEAD, ADMINISTRATIVE OFFICER, FULTON COUNTY BOARD OF SUPERVISORS

I. MINUTES FROM APRIL 23, 2015 MEETING:

MOTION :
MADE BY :
SECONDED :
VOTE :

II. BUDGET REPORT:

MOTION :
MADE BY :
SECONDED :
VOTE :

III. COMMITTEE REPORTS:

A. Nominating Committee:

- No Report.

B. Audit Committee:

- No Report.

C. Governance Committee:

- No Report.

D. Finance Committee:

- No Report.

IV. OLD BUSINESS:

A. Tryon Technology Park and Incubator Center Project:

1. Roof Leaks in Building 3:

- a. Roof leaks developed in Building 3 over the past winter:

- 1) Cafeteria
- 2) Hallway
- 3) Gym (2)
- 4) Auditorium

- b. Correll Contracting has been directed to proceed with repairing the leaks as authorized at the last IFDA Board meeting

2. Lawn Mowing:

- a. Three quotes received on April 29, 2015:

	<u>Evergreen</u>	<u>Greenscapes</u>	<u>Esper</u>
Brush Hog/Flail Mower	\$1,760	\$ 5,200	\$12,500
<u>Finish Mowing</u>	\$7,200	\$12,600	\$45,000
Total	\$8,960*	\$17,800	\$57,000

*Brush Hog/Flail: 2 mowings @ \$ 880/occurrence

*Finish Mowing : 5 mowings @ \$1,440/occurrence

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize the Chairman to execute an Agreement with Evergreen Landscaping in the amount of \$8,960 for mowing services at Tryon for 2015.

MADE BY:

SECONDED:

VOTE:

V. NEW BUSINESS:

A. Proposed Pharmaceutical Manufacturing Project at Tryon Technology Park and Incubator Center:

1. Background

- In 2014, NY State passed a law authorizing the growing and cultivating of medical cannabis.
- NY State will be issuing 5 licenses to companies to grow and cultivate medical cannabis and manufacture medicines. Each company issued a license to grow and cultivate medical cannabis will be authorized to establish 4 dispensing stations across the State.
- Empire State Health Solutions (ESHS) is one of companies applying for one of the five licenses NY State will be issuing.
- Applications for licenses must be submitted by May 29, 2015.
- Licenses expected to be issued in July, 2015

2. Proposed Pharmaceutical Manufacturing Project

- ESHS desires to purchase a 20+/- acre parcel of land at Tryon comprising Lot 1.
- Lot 1 also includes an existing 15,000 +/- sq. ft. building
- ESHS is proposing to:
 - Gut and renovate the existing building, as needed, to allow for medical cannabis to be grown there starting immediately after NY State awards licenses
 - Initially construct 2 new buildings:
 1. 20,000 sq. ft. greenhouse
 2. 50,000 sq. ft. office/lab/processing facility
 - Manufacture medicines
- Once the new buildings are complete, all growing operations would move from the existing building to the new greenhouse

3. Proposed License Agreement

- ESHS wants to purchase the 20 +/- acre parcel of land from the IDA
- At its last meeting, the IDA Board authorized and the Chairman executed a Letter of Intent with ESHS expressing its support of selling this parcel to ESHS.
- However, the IDA doesn't want to sell this parcel to ESHS until NY State awards a license to ESHS.
- Yet, ESHS desires to commence work at Tryon prior to the issuance of a license
- As a result, ESHS has asked the IDA to execute a License Agreement with ESHS that would authorize ESHS to immediately start work on the 20 +/- acre parcel while it is still owned by the IDA
- Kara Lais reviewed the initial draft License Agreement and offered comments. Those comments were incorporated into the draft License Agreement.
- Review draft License Agreement

DISCUSSION

MOTION : To authorize the Chairman to sign the License Agreement with ESHS

MADE BY :
SECOND :
VOTE :
TIME :

4. Property/Topographic Survey

- At its last meeting, the IDA Board authorized hiring Ferguson and Foss to prepare a property and topographic survey for the 20 +/- acre parcel ESHS desires to purchase
- Ferguson & Foss has completed property and topographic survey.
- Total acreage: 19.899 acres
- Electronic copy of survey was sent on Friday, May 8th to ESHS

5. Lawn Mowing of Lot 1

- ESHS has asked the IDA to start mowing the lawn the 20 +/- acre Lot 1 ESHS desires to purchase from the IDA
- Jim Mraz met with Evergreen Landscaping at the site on May 8, 2015 to review the additional mowing that would be needed.
- Evergreen would mow the area for a fee of \$220/cut.
- It is recommended that Evergreen be hired at a cost to not exceed \$880 to cut the lawn around Lot 1 four (4) times between May 12, 2015 and July 1, 2015.

DISCUSSION

MOTION :

MADE BY :
SECOND :
VOTE :
TIME :

B. Citizens in Community Service (CICS):

- CICS' workers will begin providing services at Tryon during the week of May 11th.
- A teams of workers will be at Tryon on Wednesdays and Saturdays for the next couple of weeks.
- Fulton County Department of Solid Waste has delivered an open top container to the site for workers to dispose of debris from Lot 1.
- IDA will have to pay for the tipping fee to dispose of this debris.

DISCUSSION:

C. IDA Meetings:

- Over the past several years, the IDA Board averages approximately 6 meetings a year
- IDA meetings are currently scheduled on an as needed basis
- Would IDA Board members prefer to go to regularly scheduled meetings?

DISCUSSION

VI. CLOSE MEETING:

MOTION :
MADE BY :
SECONDED :
VOTE :
TIME :